

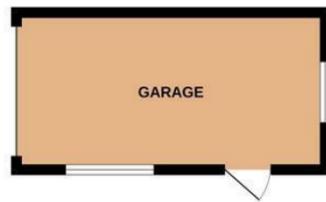
Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**£265,000**  
 Guide Price



DIXON DRIVE  
 836 sq.ft. (77.7 sq.m.) approx.



6 DIXON DRIVE

TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Dixon Drive**  
 Oulton Broad, NR33 9PE

- Chain free detached bungalow
- 2 double bedrooms
- Well presented with original features
- Modern kitchen & bathroom
- Set on a large corner plot with stunning wrap around gardens
- South west facing rear garden
- Close to local amenities shops & schools
- Excellent transport links, with the train station nearby
- Ideally located near the beautiful Suffolk Broads
- Off road parking & garage



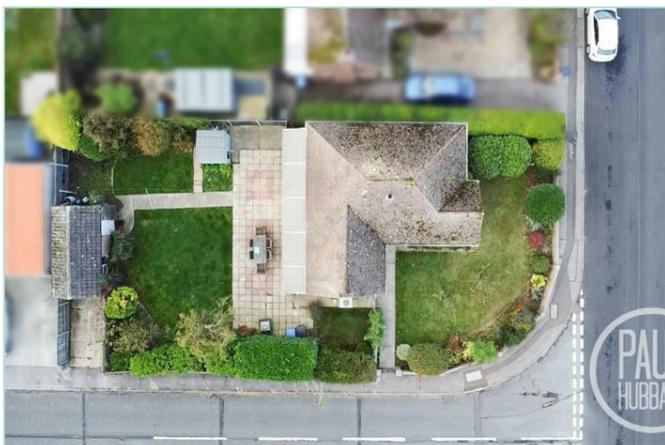
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

### Summary

A beautifully presented chain free two-bedroom detached bungalow set on a large corner plot with stunning wrap-around, south-west facing gardens. This charming home blends original character features with modern comforts, including a stylish kitchen and bathroom with underfloor heating, a new combi boiler, cavity wall insulation, and thermostatic control/timer. Offering two double bedrooms with built-in wardrobes, a spacious sitting room with an open fireplace, and ample natural light throughout, the property also benefits from off-road parking and a brick-built garage. Ideally located close to local shops, schools, and excellent transport links—including train stations with direct routes to Norwich and Ipswich—this home is perfectly positioned near the beautiful Suffolk Broads, combining comfort, convenience, and character in one exceptional package.

### Entrance porch

1.80m x 1.04m

UPVC double glazed entrance door and windows to the side aspect, tiled flooring throughout and French doors opening to the hallway.

### Hallway

Parquet flooring throughout, a radiator and doors opening to the sitting room, kitchen/diner, bathroom, X2 storage cupboards and bedrooms 1-2.

### Bedroom 1

3.79m x 2.76m

UPVC double glazed window to the front aspect, parquet flooring throughout, a radiator and built in wardrobes.

### Bedroom 2

2.91m x 2.32m

UPVC double glazed windows to the front and side aspects, parquet flooring throughout, a radiator and a built in wardrobe.

### Bathroom

3.39m x 1.70m

UPVC double glazed window to the side aspect, tiled flooring throughout, underfloor heating, part tiled walls, a radiator, toilet, pedestal wash basin and a bath with overhead shower.

### Kitchen

4.77m x 2.75m

UPVC double glazed windows to the side and rear aspects, tiled flooring throughout, underfloor heating, a radiator, units above and below, integrated oven, hob, extractor fan, microwave, fridge/ freezer, dishwasher and washing machine, inset sink with drainer and a door opens to the rear garden.

### Sitting room

4.53m x 3.60m

X3 UPVC double glazed windows to the front aspect, X2 to the side and X2 to the rear, parquet flooring throughout, baxi open fireplace, and French doors opening to the rear garden.

### Outside

The property enjoys a generous wrap-around front garden, mainly laid to lawn and beautifully bordered with mature plants and shrubs. A wrought iron gate opens onto a pathway leading to the main entrance, all enclosed by a traditional brick wall with gated side access to the rear.

The south-west facing rear garden is a true highlight — featuring a large, partially sheltered patio ideal for outdoor dining, well-kept lawns, mature borders, outdoor lighting, power sockets, and a handy timber storage shed. A door opens to a convenient outdoor WC, while a side gate provides access to an outdoor tap. Fully enclosed by panel fencing, the garden offers excellent privacy and space for relaxation or entertaining.

### Garden WC

1.49m x 0.75m

Fitted with vinyl flooring, a timber-framed obscure window to the side aspect, and a WC.

### Garage (2.58m x 5.14m)

A solid brick-built garage offering excellent storage or parking space, with dual-aspect timber windows, an up-and-over front door, and a pedestrian access door from the rear garden.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best

current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

